

Catalina Pueblo Association  
Board of Directors Meeting  
September 12, 2022

## Zoom Meeting

Present:

Board Members: Frank Bangs, Barbara Eckel, Joey Barbee, Mike Wattis,  
Milo Meacham and Connie Church

Excused:

Pat Weigand

The meeting was conducted via Zoom.

Frank called the meeting to order at 1:08.

Barb moved to approve the August, 2022 Special Board meeting minutes as submitted.  
Milo seconded the motion. The minutes were unanimously approved.

## **Officer/Committee Reports:**

### **Treasurer: Pat Weigand**

The August financial reports were distributed prior to this meeting. There were no questions or comments. The Statement of Cash Flow and Budget will be published in the September newsletter.

### **Vice President: Barbara Eckel**

Barbara asked if the Board felt it appropriate to hold a fall and/or winter social event. After discussion, it was decided to hold an outdoor event at Adelita Pool in November, barring any increase in COVID. Barbara will investigate different options for food, drink, music and report back. Barbara suggested soliciting donations for the Food Bank of Southern Arizona in conjunction with the event and will put together a list of suggested donations.

The possibility of holding a “holiday” party in January was also discussed. Barbara will look into various options and report at October meeting.

### **Secretary, Connie Church**

Connie noted that the terms of two Board members will expire at the end of this year. She added that the Board’s past practice has been to form a nominating committee, consisting of Board members and non-Board Association members, to identify and recommend to the Board candidates for the vacancies to be filled by vote of the entire membership at the annual meeting. Connie also reminded the Board that in response to a questionnaire sent to the entire membership in February of this year, two members expressed an interest in serving on the Board. Barbara moved to name Mike Wattis chairman of the 2022 Nomination Committee tasked with enlisting Board members and non-Board members to

serve on the committee. The Committee will then identify and interview potential candidates, and report to the Board at its November meeting. Frank seconded the motion which passed unanimously. Connie will put a notice in the upcoming newsletter solicitating interest. It is hoped that a list of interested homeowners can be developed for the current vacancies as well as future Boards.

### **Pools: Mike Wattis**

Mike led a discussion on the advisability of relaxing the current COVID pool rules. It was decided that the current rules address both the concerns of residents who are more comfortable limiting their exposure to their own families or very small gatherings while accommodating those residents who want restrictions completely lifted. Mike moved, seconded by Milo, to leave in place the current rules – sign-up of a maximum of 8 people from 6:00 a.m. to 1:00 p.m. and open swimming, no maximum occupancy, from 1:00 p.m. to 11:00 p.m. The vote was unanimous.

Barbara asked the status of Minera Pool's heat pump. Mike reported that the heat pump cannot be repaired; however, heating this pool now will only extend its use by a few weeks. He will continue to weigh benefits/possibility of solar, heat pump and gas, with the goal of making a decision and implementing it next spring.

### **Landscape: Joey Barbee**

Only one request for approval of a Landscape Project was received during the summer months. This was to remove a dead tree at 2702 E. Avenida de Pueblo. It was apparently a victim of termites and the request was approved.

The tree trimming at the Minera Common Area was completed as planned. This included removing dead branches, the thinning of quite a number of Palo Verdes, the "vista pruning" of three young trees and the removal of the requested Palo Verde seedlings behind the 2749 Avenida de Posada property.

The monsoon rains have triggered the dramatic blooming and death of numerous Giant Agaves throughout CP. There were six in the Minera common area, each having fallen over, some toward the street, some on trees, one ready to fall on a patio wall. Once again, Francisco came to the rescue and removed them.

As the weather cools a bit, we'll continue needed work on landscaping at Minera, Adelita and Caballo common areas. In addition, the Landscape Committee's Inspection Teams will begin their work of observing the condition of landscaping on individual properties in the Red Quadrant, with boundaries on Posada, Minera, Campbell, and Pueblo.

### **Architecture: Milo Meacham**

The Committee received a request to install new windows. Milo requested additional information from the owner, which has not been received.

During inspection of the Yellow Zone, it was noted that a garage door had been repaired with a section that does not match the existing sections. The Committee feels the repair

does not meet the acceptable standard of CP and recommends the owner replace the entire door if a matching section cannot be found. The Board concurred with this decision. It was agreed to grant the owner up to 12 months to complete this work not only because of the cost but also the current lead time required by garage door companies to schedule work.

Frank reported the email vote by the Board to ratify the Architecture Committee's approval of Milo Meacham's formal request for a solar installation. Milo recused himself from both Committee and Board votes.

**Frank Bangs, President:**

A Notice of Violation was distributed prior to this meeting. It was unanimously decided that both an email copy of the letter with attachments be sent, followed by a certificated hardcopy with return receipt sent via USPS.

**New Business:**

Barbara requested that the Board make a concerted effort to hold an in-person Annual Meeting in January 2023.

Barbara also suggested that research be done on the advisability of a dues increase. Mike moved that he, as Pool Chair and Pat, as Treasurer, complete the work they began last spring reviewing current and future estimated infrastructure costs and timeframes. Their recommendations will be presented for BOD consideration and vote at the November Board meeting to coincide with preparation of the 2023 Proposed Budget sent with the Annual Meeting packet in early December. Barbara seconded the motion which passed unanimously.

**Old Business:**

Frank announced the Rules Committee was finalizing the added/changed verbiage previously agreed to by the Board.

Mike reported he has still been unable to get a second bid for repaving our interior streets. He is hoping that easing of construction in Tucson will free up road contractors and he hopes to get a second bid by 2023.

The next Board meeting will be October 12<sup>th</sup> at 4:00 at Connie's.

There being no further business for the regular Board meeting, Barbara moved to adjourn and go into Executive Session as permitted by law, A.R.S Sec. 33-1804(C), to discuss legal advice from the Association's attorney. Joey seconded the motion. The vote was unanimous.

The Board voted to take action on an owner request related to the rental limitations of the CC&Rs Sec. 9.3.5 and Rules Section 10 based on legal advice received from CPA's counsel.

Barbara moved, seconded by Milo, to close the Executive Session at 4:10. The vote was unanimous.